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DEBORAH L. PEYTON
DELAWARE CO RECORDER
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LEASE

between

LAMB'S GROVE, LLC

and

LADDAWN, INC.

October 15, 2004

1001 Burrington Road
Manchester, Iowa

Prepared by:
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First Nebraska Title Company
2425 South 120th Street
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Attn: Lisa

T-0481607

ARTICLE 1

REFERENCE DATA

1.1 SUBJECTS REFERRED TO

Each reference in this Lease to any of the following subjects shall be construed to incorporate the data stated for each subject in this Article.

Landlord:	Lamb's Grove, LLC
Landlord's Address:	2 Northeast Boulevard, Sterling, Massachusetts
Landlord's Title:	By Deed of Tredegar Corporation, dated October 5, 2004 and recorded with the City of Manchester, Delaware County, Iowa recorded in Book 2004, Page 3889.
Tenant:	Laddawn, Inc.
Tenant's Address:	2 Northeast Boulevard, Sterling, Massachusetts
Term:	Commencing on the Commencement Date of November 1, 2004 ("Commencement Date") and expiring on December 31, 2009
Annual Base Rent:	Two Hundred Seventy Seven Thousand Four Hundred ($277,400.00) Dollars per annum, payable in monthly installments in advance in the sum of $23,116.71; provided, however, the annual base rent is waived and not due until May 1, 2005.
Permitted Uses:	Office, manufacturing and warehouse use.
Premises:	70,228 square feet of space, comprising all of the rentable space, in the building ("Building") and all of the land located at 1001 Burrington Road, Manchester, Iowa ("Land"), a description of the Premises being attached hereto as Exhibit A. The land and the Building are hereinafter collectively referred to as the "Premises".
Commercial General Liability Insurance:	$1 million single limit, $2 million aggregate.
Tenant's Pro Rata Share:	100%

1.2 AGREEMENT

Subject to the terms and conditions set forth herein, Landlord hereby leases to Tenant and Tenant hereby hires from Landlord, the Premises.

ARTICLE 2

TERM, RENT, OPERATING EXPENSES, TAXES, INSURANCE

2.1 TERM

The Term is the time set forth in Section 1.1 commencing and expiring on the dates set forth therein. If this Lease is extended, the Term shall mean and include the period of such extension(s).

2.2 OPTION TO EXTEND.

Provided that at the time of the exercise of this option and at the beginning of the extension period (a) Tenant is not in default under this Lease, and (b) this Lease has not otherwise been terminated, then Tenant shall have the option to extend the Term for one additional period of (5) five years commencing at the expiration of the Term (the "Extended Term"). If Tenant chooses to exercise such option Tenant shall do so by written notice to Landlord ("Tenant's Extension Notice") given no later than six (6) months prior to the expiration of the original Term of this Lease. Failure of Tenant to exercise such option in a timely manner shall terminate Tenant's right to lease and occupy the Premises beyond the original Term, and shall terminate all further rights under the option set forth in this Section 2.2. The terms and conditions of this Lease during the Extended Term shall be the same as contained in this Lease, except that the Base Rent shall be adjusted to be the greater of (i) the then Fair Market Rent (defined below), or (ii) the Annual Base Rent charged during the year immediately preceding the Extended Term. Unless the context clearly requires otherwise, the word "Term" as used in this Lease shall mean and include the period set forth in Section 1.1 and the Extended Term, if the aforesaid option shall have been exercised.

No later than thirty (30) days after the date Landlord receives Tenant's Extension Notice (the "Landlord's Response Date"), Landlord shall propose a fair market rent for the Premises (the "Landlord's Proposed Fair Market Rent") and give written notice thereof to Tenant. "Fair Market Rent" for purposes of this Lease shall mean the rental income that the Premises would most probably command on the open market as indicated by current rentals being paid for comparable space within the Worcester metropolitan area (as of the time such rental will become effective), giving due consideration to all matters as are customarily and appropriately considered by landlords and tenants engaged in leasing similar space in the Manchester, Iowa area as of the time of such determination and the terms of this Lease.

Tenant shall notify Landlord in writing within fifteen (15) days of the date of Landlord's notice containing Landlord's Proposed Fair Market Rent as to whether Tenant accepts or rejects Landlord's Proposed Fair Market Rent ("Tenant's Notice"). If Tenant fails to provide Tenant's Notice to Landlord within such fifteen (15) day period, Tenant shall be deemed to have accepted Landlord's Proposed Fair Market Rent, which shall be the Fair Market Rent for the purposes of the first paragraph of this Section 2.2. If Tenant rejects Landlord's Proposed Fair Market Rent (a "Tenant's Objection Notice"), Tenant shall propose a fair market rent for the Premises in such notice (the "Tenant's Proposed Fair Market Rent"). Landlord and Tenant shall attempt to reach agreement with respect to the Fair Market Rent within fifteen (15) days of the date of Tenant's Objection Notice ("Negotiation Period"). If Landlord and Tenant fail to agree within the Negotiation Period, the Fair Market Rent shall be determined by the appraisal procedure described below.

Unless Landlord and Tenant have agreed in writing to the Fair Market Rent within the Negotiation Period, Landlord and Tenant, within fifteen (15) days after the expiration of the Negotiation Period, shall jointly appoint a single appraiser with experience in commercial real estate including at least five (5) years of experience in appraising space similar to the Premises in the Manchester, Iowa rental market and who is hereinafter referred to as an "appraiser. "Within five (5) days after the appointment of such appraiser Landlord and Tenant shall each provide a written summary of their respective determinations of the Landlord's and Tenant's Proposed Fair Market Rent, together with any supporting information which it deems relevant to such determination to the appraiser promptly upon his/her appointment. Within thirty (30) days of the appointment of the appraiser, the appraiser shall notify both Landlord and Tenant of its determination of the Fair Market Rent. If the appraiser's determination of the Fair Market Rent is equal to the Landlord's or Tenant's Proposed Fair Market Rent, or within the range between the Landlord's and Tenant's Proposed Fair Market Rent, then the appraiser's determination of the Fair Market Rent will be the Fair Market Rent. If the appraiser's determination of the Fair Market Rent exceeds both the Landlord's and Tenant's Proposed Fair Market Rent, then the higher of either the Landlord's or Tenant's Proposed Fair Market Rent shall be the Fair Market Rent. If the appraiser's determination of the Fair Market Rent is lower than both the Landlord's and Tenant's Proposed Fair Market Rent, then the lower of either the Landlord's or Tenant's Proposed Fair Market Rent shall be the Fair Market Rent.

If Landlord and Tenant cannot agree on the identity of the appraiser, then either party on behalf of both may apply to the President of the Iowa Chapter of the American Institute of Real Estate Appraisers (or its successor), or on its failure or inability to appoint an appraiser within ten (10) days of the application to that person to act, to a court of competent jurisdiction, for the appointment of an appraiser to serve as the appraiser. The appraiser shall within thirty (30) days of his or her appointment make his or her determination of the Fair Market Rent.

The Fair Market Rent of the Premises, determined in accordance with the provisions of this section, shall be binding and conclusive on Landlord and Tenant.

The cost and expense of the appraiser shall be shared equally by Landlord and Tenant. If, for any reason, the decision of the appraiser pursuant to this Section 2.2 shall not be

determined before the commencement of the Extended Term, then Tenant shall pay Base Rent in monthly installments at the rate in effect immediately prior to the commencement of the Extended Term until such decision of the appraiser shall be made, and upon the decision by the appraiser an appropriate adjustment shall be made, retroactive to the first day of the Extended Term.

2.3 ANNUAL BASE RENT

Commencing on the Commencement Date, Tenant covenants and agrees to pay Annual Base Rent ("Base Rate") as provided in Section 1.1, to Landlord during the Term so long as anyone claiming under Tenant occupies the Premises. Such Base Rent shall be paid in advance in monthly installments as set forth in Section 1.1, commencing on the first monthly payment date and on the same day of each month thereafter without notice or demand, and without setoff or deduction. Tenant shall make payment of Base Rent at said rates for any fraction of a month at the commencement or expiration of the Term. All payments shall be made to the Landlord at the address designated in Section 1.1 or at such other place as may be designated by Landlord from time to time.

2.4 TAXES AND CAPITAL ITEMS EXPENSES

Tenant shall pay Landlord, as additional rent, Tenant's Pro Rata Share of Taxes and its allocable share of Capital Items Expenses as provided in this Section, beginning on the Commencement Date, pro-rated for any partial calendar year falling within the Term. Notwithstanding the foregoing, in no event shall Tenant be obligated to pay any late fees, interest or penalties or other like charges related to any Taxes that may be imposed as a result of Landlord's failure to timely pay the same when due.

2.5 OPERATING EXPENSES AND CAPITAL ITEMS EXPENSES

Tenant, at Tenant's sole cost and expense, shall be responsible for only the costs of (i) water, heat, air conditioning and ventilating for the Building, (ii) all maintenance, janitorial and service agreements, (iii) snow removal and maintenance of parking and landscape areas, and (iv) repairs and general maintenance that are Tenant's responsibility hereunder. In addition, Tenant shall be responsible for Tenant's allocable share of the cost of capital items amortized over the reasonable life of the capital items with the reasonable life and amortization schedule being determined by Landlord in accordance with generally accepted accounting principles ("Capital Items Expenses"). Tenant's allocable share of any Capital Items Expenses shall be equal to the amount of such Capital Items Expenses that are amortized by the Landlord during the remainder of the Term of this Lease.

2.6 TAXES

For purposes of this Lease, the term "Taxes" shall mean all taxes (or payments in lieu thereof), special or general assessments, water rents, rates and charges, sewer rents and other impositions and charges imposed by governmental authorities of every kind and nature whatsoever, extraordinary as well as ordinary and each and every installment thereof

which shall during the Term of this Lease be charged, levied, laid, assessed, become due and payable or become liens upon or with respect to the Land or any part thereof and the Building or the Premises, appurtenances or equipment owned by Landlord thereon or therein, or any part thereof or on this Lease under or by virtue of all present or future legal requirements, and any tax based on a percentage fraction orcapitalized value of the rent (whether in lieu of or in addition to the taxes hereinbefore described) computed as if the Land and the Building were the only property of Landlord subject to such tax. To the extent any assessment, imposition or charge may be paid by Landlord over a period of time, only that portion of any such assessment, imposition and charge due during a lease year shall be included in "Taxes". Tenant, at Tenant's cost, shall have the right to appeal any assessment of Taxes and Landlord shall reasonably cooperate with the pursuit of such appeal. To the extent a refund (whether as a result of an appeal by Tenant or otherwise) of Taxes is ever received by Landlord for any period covered by the term of this Lease, Landlord shall promptly provide such refund to Tenant.

2.6.1 INSURANCE

Landlord shall obtain and keep in force and effect all casualty and liability insurance policies relative to the Land and/or the Building on Landlord's personal property used in connection therewith. Tenant shall pay Tenant's Pro-Rata Share of all charges and premiums relative to said policies as provided in Paragraph 2.7 of this Lease.

2.7 MONTHLY PAYMENTS OF ADDITIONAL RENT

Commencing on the Commencement Date, Tenant shall, upon written demand of Landlord, pay to Landlord in advance for each calendar month of the Term, as additional rent, 1/12th of Tenant's Pro Rata Share of the Taxes 1/12 of Tenant's Pro Rata Share of the Insurance and its allocable share of any Capital Items Expenses estimated by Landlord for the then current calendar year pro-rated for any partial month at the beginning or end of the Term.

2.8 ANNUAL STATEMENTS

Within a reasonable time after the end of each calendar year, Landlord shall render to Tenant a statement, showing in reasonable detail (a) for the calendar year just ended (i) the amount of Taxes, (ii) the amount of all charges relative to the insurance provided in accordance with Section 2.6.1 (iii) the amount of Capital Items Expenses, if any, and (iv) a calculation of Tenant's Pro Rata Share of Taxes and allocable share of Capital Items Expenses, if any, and (b) for the then current calendar year, the amount of estimated Capital Items Expenses, if any, and estimated Taxes, determined by Landlord. If the total amount of Taxes or Capital Items Expenses, or both, paid by Tenant in any calendar year exceeds the actual Pro Rata Share of Taxes or allocable share of Capital Items Expenses for such year, then such excess shall be credited by Landlord against the monthly installments of additional rent next falling due or refunded to Tenant upon the expiration or termination of this Lease (unless such expiration or termination is the result of an event of default). If, however, the total amount of Taxes or Capital Items Expenses or both paid by Tenant in any calendar year is

less than the actual amount of Tenant's Pro Rata Share of Taxes for such year, Tenant shall pay the difference to Landlord within thirty (30) days of receipt by Tenant of Landlord's statement. Tenant shall have the right to audit Landlord's books and records relating to the Taxes and Capital Items Expenses based on the following procedures. Should Tenant dispute the amount of any such charges, Tenant may within one hundred eighty (180) days of billing therefor request, in writing, a meeting with Tenant's building manager currently assigned to the Building to discsuss said billings at which time the building manager shall provide additional detail in an attempt to satisfy Tenant's concerns. Should Tenant remain unsatisfied, Tenant may upon thirty (30) days written notice to Landlord, conduct an audit of the accuracy of the charges at Tenant's sole expense. Such audit shall be conducted at the Building. Such audit shall be limited to once per calendar year. If the audit reveals that Landlord has overbilled Tenant by three percent (3%) or more, Landlord shall pay the reasonable costs of such audit and in all events Tenant's account shall be appropriately adjusted. If Tenant should fail to commence the aforementioned auditing process by requesting, in writing, a meeting with Landlord's building manager within one hundred twenty (120) days after billing, the applicable Taxes and Capital Items Expenses shall be deemed conclusive and binding on Tenant.

2.9 ACCOUNTING PERIODS

Landlord shall have the right from time to time to change the periods of accounting hereunder to any other annual period than a calendar year, and upon any such change, all items referred to in this Article for periods partially within and partially without the accounting periods shall be appropriately apportioned, and any items which are not determinable at the time of a statement shall be included therein on the basis of Landlord's estimate and Landlord shall render promptly after determination a supplemental statement, and appropriate adjustment shall be made accordingly thereto.

2.10 OTHER TAXES

Nothing in this Lease shall be construed to require Tenant to pay any inheritance, estate, excise, succession, transfer, gift, franchise, income, gross receipt, or profit taxes that are, or may be, imposed upon Landlord, its successors or assigns, except to the extent such are in lieu of or in substitution for Taxes as now imposed on the Building, the land, the Premises or this Lease.

2.11 INSURANCE

Tenant shall at its sole expense maintain throughout the Term insurance as set forth below:

2.11.1 COMMERCIAL GENERAL LIABILITY INSURANCE

Commercial general liability insurance by a responsible company licensed to do business in Massachusetts against all claims for injury or death to persons or property occurring in connection with the Premises or adjoining areas. Such

insurance must indemnify both Landlord and Tenant, each with the same effect as if separately insured, in an amount not less than that stated in Section 1.1 (as such amount may be reasonably increased by Landlord from time to time to reflect such coverage as may customarily be carried in Worcester, Massachusetts and vicinity by prudent occupants of similar property for similar uses). Such insurance shall be written on an occurrence basis, shall provide primary coverage to Landlord when any policy issued to Landlord provides duplicate or similar coverage, and shall insure Tenant's indemnity obligations hereunder.

2.11.2 PROPERTY INSURANCE

Casualty insurance against loss or damage to (a) all trade fixtures, inventory, furniture and equipment owned, controlled or in use by Tenant and situated in the Building and (b) all alterations and additions made by Tenant pursuant to Section 3.2 which Tenant may be required to remove at the termination of this Lease, pursuant to Section 3.2, under a so-called "All Risk" policy.

2.11.3 WORKER'S COMPENSATION INSURANCE

Worker's Compensation Insurance (including Employer's Liability Insurance) in the statutory amount covering all persons employed in connection with any work done on or about the Premises and with respect to which death or bodily injury claims could be asserted against the Landlord or the Premises.

2.11.4 AUTOMOBILE LIABILITY INSURANCE

Automobile Liability Insurance, including, but not limited to passenger liability, on all owned, rented and leased vehicles used in connection with the Premises with a combined single limit of not less than $1,000,000 for injuries or death of one or more persons, or loss or damage to property.

2.11.5 GENERAL PROVISIONS

The insurance provided for in this Article by Tenant shall in no event be in an amount less than that required to avoid the operation and effect of any coinsurance provisions in said policies and shall be written by companies of recognized standing which are authorized to do business in The Commonwealth of Massachusetts and are well rated by national rating organizations reasonably acceptable to Landlord, and naming as the insured parties thereunder Landlord and Tenant, as their interests may appear, with Landlord being named as an additional insured under each policy.

Every insurance policy to be provided by Tenant hereunder shall contain an agreement by the insurer that (a) it will not cancel such policy except upon thirty (30) calendar days' prior written notice to Landlord and to the owner and holder of record or beneficiary of any mortgage, trust indenture or security agreement,

the names and addresses of which have been provided to such company, and that any loss otherwise payable thereunder shall be payable notwithstanding any act or negligence of Landlord or Tenant which might, absent such agreement, result in a forfeiture of all or part of such insurance payment, and (b) that it waives all rights of subrogation against Landlord.

Tenant shall deliver to Landlord at the time of execution and delivery of this Lease original policies or duplicates thereof, or certificates or binders evidencing such insurance using an ACORD 27 certificate, and Tenant shall deliver to Landlord, at least twenty (20) business days prior to the expiration of any such insurance policies, additional policies or duplicates thereof, or certificates or binders evidencing the renewal of such insurance, and the payment of the premiums thereof. If Tenant fails to effect, maintain or renew any kind of insurance hereinbefore provided for in the required amount, or to pay the premium therefor, or to deliver to Landlord any of such certificates, then and in any of said events Landlord may, at its option, but without obligation to do so, upon five (5) business days' notice to Tenant, procure any such insurance, and any sums expended by it to procure any such insurance shall be deemed additional rent payable by Tenant and shall on demand be forthwith paid by Tenant to Landlord, but it is expressly understood that procurement by Landlord of any such insurance shall not be deemed to waive or release the default of Tenant, or the right of Landlord, at Landlord's option, to recover possession of the Premises by reason of such default as herein provided.

Tenant agrees to indemnify and hold Landlord harmless from any loss, claim, damage or liability because of a deductible clause in any policy required by this Article, except for any loss payable under the insurance carried pursuant to Section 2.11.2 resulting from Landlord's willful act or gross negligence.

2.11.6 INSURANCE PROCEEDS

Except as provided herein, Tenant shall not acquire as insured under any fire or extended coverage insurance on the improvements situated on the Premises any right to participate in the adjustment of loss or to receive insurance proceeds and agrees upon request promptly to endorse any checks or other instruments in payment of loss in which Tenant is named as payee, provided however, that the provisions of this Section shall not apply to proceeds from any insurance coverage maintained by Tenant on its business operations, personal property and trade fixtures and equipment.

2.11.7 TENANT'S ACTS - EFFECT ON INSURANCE

Tenant shall not do, or permit to be done, any act or thing upon the Premises which will invalidate or be in conflict with any insurance policies covering the Premises and the fixtures and property therein; and shall not do, or permit to be done, any act or thing upon the Premises which shall subject Landlord to any liability or

responsibility for injury to any person or persons or to property by reason of any business or activity being carried on upon the Premises or for any other reason. The Tenant shall pay one hundred (100%) percent of any increase in the insurance rates or premiums on policies or insurance carried by the Landlord on the Premises or the Building caused by the character of the occupation of the Premises by the Tenant, provided that if such increases are solely attributable to the gross negligence of Landlord in maintaining the Land and Building, Tenant shall not be responsible for such increase. The Tenant shall pay such increases as additional rent within ten (10) days after the presentation of a copy of the bill for the same by the Landlord. Landlord acknowledges that Tenant's Permitted Uses should not result in an increase in such insurance rates or premiums.

ARTICLE 3

REPAIRS, MAINTENANCE, ALTERATIONS AND IMPROVEMENTS BY TENANT

3.1 MAINTENANCE AND REPAIR OF THE PREMISES

Landlord shall deliver the Premises, including the roof, foundation, sprinkler system, exterior walls, and all heating, plumbing, hot water, ventilating, electrical, air conditioning, mechanical and other fixtures and equipment, in their now existing and current condition and on an "as is" basis, without any obligation of the Landlord to perform any work upon the Premises prior to the Commencement Date; provided that, Landlord represents and warrants to Tenant that the Premises, including those matters described at the beginning of this Section 3.1, are in good working order as of the date of this Lease. During the Term, Tenant shall keep the Premises (excluding those matters for which Landlord is responsible as hereinafter described), including all heating, plumbing, hot water, ventilating, electrical, air conditioning, sprinkler, mechanical and other fixtures and equipment in good order and condition, and make all repairs, and do all other work necessary for the foregoing purposes whether the same may be ordinary or extraordinary, foreseen or unforeseen. In the event that a replacement of the heating, ventilating sprinkler and air conditioning system serving the Premises is required as a result of Tenant's failure to maintain the same, in accordance with the provisions hereof, Tenant shall pay the cost of said replacement. In any other case, the parties agree that the cost of replacement shall be paid by the Landlord and shall be a Capital Items Expense to be governed by the provisions of Section 2.5 of this Lease. Notwithstanding the foregoing, Landlord, at Landlord's sole cost and expense, shall maintain, repair and replace as necessary, the roof, foundation, exterior walls, parking lot, sidewalks, underground plumbing, electrical and other underground utility systems.

It is further agreed that the exception of reasonable use and wear shall not apply so as to permit Tenant to keep the Premises in anything less than suitable, tenant like, and efficient and usable condition considering the nature of the Premises and the use reasonably made thereof, or in less than good and tenantlike repair. If Tenant fails to perform any of the obligations required under this Section, Landlord shall provide Tenant written notice listing in detail the obligations that Tenant has failed to perform

and Tenant shall have thirty (30) days to perform such obligations; provided that if performance of any such matter reasonably requires longer than thirty (30) days and Tenant so notifies Landlord within twenty (20) days together with an estimate of time required for such cure, Tenant shall be allowed such longer period, but only if such delay does not cause increased risk of damage to persons or property and Tenant diligently and continuously performs such correction until completed). If after the expiration of the foregoing cure period, Tenant has not performed such obligations, then Landlord may make all necessary repairs and replacements to the Premises, and Landlord may recover all reasonable costs and expenses thereof from Tenant within thirty (30) days of invoice as additional rent. Tenant shall not injure the Premises nor diminish its value, and such work shall be done in a good workmanlike manner using materials of good quality and in compliance with all applicable laws, ordinances, rules and regulations of any authority having jurisdiction to regulate any such repairs. Tenant shall pay promptly when due all charges for labor and materials in connection with any work done by Tenant or anyone claiming under Tenant upon the Premises so that the Premises shall at all times be free of all liens arising from such work. Nothing in this Lease shall be construed as constituting the consent or request of Landlord, expressed or implied, to any contractor, subcontractor, laborer or materialman for the performance of any labor or services or the furnishing of any materials for any improvement, alteration, addition or repair of or to the Premises or any part thereof.

3.2 ALTERATIONS AND IMPROVEMENTS

Tenant shall not make any excavations on or any alterations, improvements or additions to the Premises, whether structural or non-structural, interior or exterior, including the display of signs, without the prior written approval of Landlord, which will not be unreasonably withheld, conditioned or delayed.

Any permitted alterations, improvements and additions shall be at Tenant's sole cost and expense, and shall be in quality at least equal to the existing construction. Tenant shall not permit any mechanic's or similar liens to remain upon the Premises for labor or material furnished, or claimed to have been furnished, to Tenant in connection with work performed, or claimed to have been performed at the direction of Tenant and shall cause any such lien to be discharged forthwith without cost to Landlord. Tenant shall be responsible for all such additional work as may be required by state and/or local laws, bylaws and regulations in order to make such improvements and to obtain such permits and approvals for such alterations, improvements and additions as may be necessary to allow occupancy and utilization of the Building for Tenant's purposes. All alterations, improvements and additions made by Tenant shall not be removed and shall become the property of Landlord at the termination of this Lease, unless Landlord otherwise notifies Tenant in writing at the time Landlord gives its written approval to such alterations, improvements or additions.

3.3 PERMITS

Tenant shall, before making any alterations, improvements or additions, at its own expense, obtain all permits, approvals and certificates required by any governmental authority

and shall promptly deliver copies of the same to Landlord. Tenant will cause Tenant's contractors and subcontractors to carry such worker's compensation, general liability and personal and property damage insurance as Landlord or any mortgagee may reasonably require. As of the date of this Lease, Landlord represents and warrants to Tenant that Landlord has not received any written notices of any violations of any applicable federal, state or local laws, regulations or ordinances with respect to the Land, the Building or the Premises, or any part of any of the foregoing, and the certificate of occupancy for the Building remains in full force and effect.

ARTICLE 4

ADDITIONAL COVENANTS OF LANDLORD AND TENANT

4.1 DELIVERY OF THE PREMISES

Except as otherwise set forth in this Lease, the Premises shall be delivered to Tenant on the Commencement Date in "AS IS" condition and with no representations or warranties by Landlord as to the condition thereof or the suitability for Tenant's intended use. Tenant acknowledges that it has inspected the Premises, accepts the Premises in said condition and that, except as otherwise set forth in this Lease, it has not and is not relying on any statements, representations or warranties of the Landlord or its agents or affiliates as to the condition of the Premises, or its suitability for the operation of Tenant's business. Tenant hereby assumes all risk of loss or damage incurred on and after the Commencement Date resulting in injury to persons or interference with the operation of its business arising from the condition of the Premises or the condition of property in the vicinity of the Premises, except to the extent such loss or damage is caused by the gross negligence or willful misconduct of the Landlord or the Landlord's employees, independent contractors or agents.

4.2 USE, WASTE, NUISANCE, ETC.

Throughout the Term, Tenant shall occupy the Premises in their entirety and use the Premises for the Permitted Uses set forth in Section 1.1. Tenant shall not injure, overload, deface or commit waste in the Premises, nor permit the occurrence of any nuisance therein, nor use the Premises for any purpose other than the Permitted Uses, nor use or permit any use of the Premises which is improper, offensive, contrary to any law, ordinance, or permit, or which is liable to render necessary any alterations or additions to the Premises. The nature of the business to be conducted by Tenant on the Premises does not constitute a representation or guarantee by Landlord that such business may be conducted on the Premises or is lawful under any certificate of occupancy or is otherwise permitted by law.

4.2.1 COMPLIANCE WITH LAWS; POLICIES

Tenant shall at its sole cost and expense comply with all federal, state, county, municipal and other statutes, charters, laws, rules, orders, regulations and ordinances affecting Tenant's use of the Premises, whether or not any such statutes, charters, laws, rules, orders, regulations and ordinances which may be hereafter enacted

involve a change of policy on the part of the governmental body enacting the same, and with all rules, orders and regulations of the National Board of Fire Underwriters or other similar organization for the prevention of fire or the correction of hazardous conditions. Tenant shall comply with the requirements of all policies of public liability, fire and other insurance at any time in force with respect to the Premises.

4.3 INDEMNIFICATION

Except for any liability, claim or cost to the extent caused by the gross negligence or willful misconduct of Landlord or Landlord's employees, agents, or independent contractors, Tenant shall indemnify, save harmless and defend Landlord, and its officers, directors, shareholders, employees and agents, from all liabilities, claims, or costs (together with any and all attorneys' fees and costs and expenses of Landlord), as a result of Tenant's use and possession of the Premises, including only as an example and without limiting in any way the scope of the foregoing, all liabilities, claims or costs arising in whole or in part from: (a) any injury, death, loss or damage to any person or property while on the Premises; (b) the use, non-use, condition, possession, operation, maintenance, management or occupation of the Premises (whether occurring on the Premises, or upon adjoining property, or in transit thereto or therefrom); and (c) any breach of any Lease covenant by, or any act or omission of, Tenant or Tenant's employees, agents, independent contractors or invitees, in each case paying the same to Landlord on demand as additional rent. The foregoing obligations shall survive the expiration or termination of this Lease and/or any transfer of all or any portion of the Premises, or of any interest in this Lease.

Except for any liability, claim or cost to the extent caused by the gross negligence or willful misconduct of Tenant or Tenant's employees, agents, or independent contractors, Landlord shall indemnify, save harmless and defend Tenant, and its officers, directors, shareholders, employees and agents, from all liabilities, claims or costs (together with any and all attorneys' fees and costs and expenses of Tenant) including only as an example and without limiting in any way the scope of the foregoing, all liabilities, claims or costs arising in whole or in part from: (a) any injury, death, loss or damage to any person or property caused by Landlord or Landlord's employees or agents while on the Premises, and (b) any breach of any Lease covenant by, or any act or omission of Landlord or Landlord's employees, agents, independent contractors or invitees, in each case paying the same to Tenant on demand. The foregoing obligations shall survive the expiration or termination of this Lease and/or any transfer of all or any portion of the Premises, or of any interest in this Lease.

4.4 ASSIGNMENT AND SUBLETTING

Tenant covenants that it will not assign this Lease, in whole or in part, sublet the Premises or any portion thereof, or otherwise transfer its interest or right to possession under this Lease, voluntarily or by operation of law, without first obtaining the consent in writing of Landlord, which consent shall not be unreasonably withheld, delayed or conditioned.

No permitted assignment or subletting shall in any way impair the continuing primary liability of Tenant hereunder, and no consent to any assignment or other transfer in a particular instance shall be deemed to be a waiver of the obligation to obtain Landlord's consent in the case of any other assignment or other transfer. Each subsequent holder of Tenant's interest shall be bound by the foregoing covenant and shall not make any further assignments or other transfers of such interest, nor shall any subtenant make any further subleases, without first obtaining Landlord's consent in writing.

4.4.1 NO POWER TO CHARGE REVERSION

Tenant shall not have the power to do any act or make any contract which may create or be the foundation for any lien upon the present estate, reversion or other estate of Landlord in the Premises or the improvements thereon.

4.5 TENANT'S LOSS OF PERSONAL PROPERTY

All of the furnishings, fixtures, equipment, effects and property of every kind, nature and description of Tenant and of all persons claiming through Tenant which from time to time may be on the Premises shall be at the sole risk of Tenant, and if the whole or any part thereof shall be destroyed or damaged by fire, water or otherwise, or by the leakage or bursting of water pipes, steam pipes, or other pipes, by theft or from any other cause, no part of said loss or damage is to be charged to or be borne by Landlord, except to the extent such destruction or damage is caused by the gross negligence or willful misconduct of Landlord or Landlord's employees, independent contractors or agents.

4.6 SURRENDER OF PREMISES

At the termination of its tenancy, Tenant, at its sole cost and expense, shall remove all of its personal property and trade fixtures and equipment, and will peaceably yield up to Landlord the Premises and all improvements, additions and alterations made upon or to the same, in as good order and repair as the Premises were in on the Commencement Date or put in thereafter, reasonable wear and use, damage by fire and casualty and taking by eminent domain only excepted. It is agreed that all alterations, additions and improvements to be surrendered to Landlord hereunder shall become the property of Landlord without payment therefor by Landlord.

4.6.1 Upon the expiration or termination of this Lease, Tenant shall deliver the keys of the Premises to Landlord. Delivery of keys by Tenant to Landlord, or to anyone in its behalf, shall not constitute acceptance or surrender of the Premises unless so stipulated in writing by Landlord. Any locks installed by Tenant shall become the property of Landlord and shall not be removed by Tenant unless otherwise agreed.

4.6.2 Tenant covenants that it will promptly repair any damage to the Premises arising from or in connection with the removal of any item or items removed by Tenant pursuant to paragraph 4.6 above. The obligation of Tenant hereunder shall

extend to any such damage designated by Landlord by notice to Tenant at any time or times within thirty (30) days from the date of termination of this Lease. Tenant covenants that all such repairs shall be performed in accordance with Article 3 hereof.

4.7 ENTRY FOR REPAIRS AND INSPECTIONS

Upon at least forty-eight (48) hours prior notice by Landlord to Tenant, Tenant shall permit Landlord and its agents to enter and examine the Premises at all reasonable times and, if Landlord shall so elect, to make any repairs or replacements Landlord may deem necessary and during such further period as Tenant may occupy the Premises to inspect the condition thereof in order to determine whether Tenant is in compliance with the provisions of this Lease; to exhibit the Premises for the purpose of sale, mortgage or reletting; to remove its personal property; and also to permit Landlord to enter upon the Premises at any time for the purposes of making repairs which Tenant is obligated to make hereunder and has failed to complete after notice in accordance with the terms of Section 3.1 herein, including only as an example and without limiting in any way the scope of the foregoing, all repairs and replacements to the Premises resulting from acts or omissions of Tenant's employees, agents, independent contractors or invitees (including damage and breakage occurring when Tenant's property is being moved into or out of the Premises) and Landlord may recover all reasonable costs and expenses thereof from Tenant in accordance with the terms of Section 3.1. Landlord shall exercise its rights contained in this Section 4.7 so as to minimize any disturbance to Tenant and the conduct of its business.

4.8 COVENANT OF QUIET ENJOYMENT

Landlord covenants and agrees that Tenant, upon paying the rent and performing the covenants, agreements and obligations herein contained on its part to be paid and performed, shall peaceably hold and enjoy the Premises, subject to the terms and conditions set forth in this Lease, without hindrance or interruption.

ARTICLE 5

CASUALTY AND TAKING

5.1 SUBSTANTIAL DAMAGE

If as a result of a fire or other casualty, (a) the Building is so damaged that substantial alteration or reconstruction of the Building shall, in Landlord's sole opinion, be required (whether or not the Premises shall have been damaged), or (b) any mortgagee of the Building requires that all or a substantial portion of insurance proceeds payable be used to retire the mortgage debt, Landlord may, at its option, terminate this Lease by notifying Tenant of such termination within thirty (30) days after the date of such damage. If, within thirty (30) days after the date of such damage, Landlord shall not begin to restore the Building or notify Tenant of its election to terminate this Lease, Tenant, without cost or penalty, may

terminate this Lease by notifying Landlord of such termination within ten (10) days after the expiration of said thirty (30) day period. Regardless of whether this Lease is terminated by Landlord or Tenant as provided in this Section, Base Rent shall be abated as of the date of such damage.

5.2 RESTORATION

If Landlord does not terminate this Lease pursuant to Section 5.1, Landlord shall, within one hundred twenty (120) days after the date of such damage proceed with reasonable diligence to restore the Building, subject to unavoidable delays, to substantially the same condition in which it was immediately prior to the occurrence of the casualty. Landlord shall not be required to rebuild, repair, or replace (a) any part of Tenant's furniture, furnishings, fixtures or equipment, or (b) any alterations and additions made by Tenant. Landlord shall not be liable for any inconvenience or annoyance to Tenant or injury to the business of Tenant resulting in any way from such damage or the repair thereof, except that Landlord shall allow Tenant a fair reduction of Base Rent to the extent the Premises are unfit for occupancy from the date of the occurrence of such damage to a date thirty (30) days after completion of Landlord's repairs. If Landlord fails to restore the Building, subject to unavoidable delays, within one hundred twenty (120) days (or such additional period equal to the number of days completion is delayed because of unavoidable delays), then for so long thereafter as the restoration work is not completed, Tenant, without cost or penalty, shall have the right to terminate this Lease by providing written notice to Landlord.

5.3 TAKING OF ALL

If at any time during the Term of this Lease all or materially all of the Building or the Premises, or so much of the Building or the Premises, that the remaining area can no longer be property used for the purpose for which the same was being used prior to such condemnation (as reasonably determined by Tenant), shall be taken by the exercise of the right of condemnation or eminent domain or for any public or quasi-public use under any statute, this Lease shall terminate and expire on the date that Tenant shall be deprived of possession by the taking authority, and the Base Rent and additional rent shall be apportioned and paid to the date of such taking.

5.4 TAKING OF LESS THAN ALL

If at any time during the Term of this Lease any lesser portion of the Building or the Premises than that described in Section 5.3 shall be taken in any eminent domain or condemnation proceeding, but Tenant is able to operate its business (as reasonably determined by Tenant) then this Lease shall continue and the Base Rent and additional rent shall be proportionately reduced on a reasonable basis for the remainder of the Term.

5.5 AWARDS AND PROCEEDS

All proceeds payable in respect of a Taking shall be the property of Landlord, except for that portion of the proceeds allocable to any alterations, improvements or additions made by Tenant that Tenant is not required to remove at the end of this Lease and which remain part of the

Premises ("Tenant Improvement Portion") which allocated portion shall be provided to Tenant. Landlord agrees to provide Tenant with a copy of the allocation of the proceeds, if any is furnished by the awarding authority. Except for the Tenant Improvement Portion, Tenant hereby assigns to Landlord all rights of Tenant in or to such awards and proceeds, provided that Tenant shall be entitled to separately petition the condemning authority for a separate award for its moving expenses and trade fixtures but only if such a separate award will not diminish the amount of award or proceeds payable to Landlord.

5.6 ACCIDENTS TO SANITARY AND OTHER SYSTEMS

Tenant, upon having actual notice, shall give to Landlord prompt notice of any fire or accident in the Premises and of any damage to, or defective condition in, any part or appurtenance of the Premises including, without limitation, sanitary, electrical, heating and air conditioning or other systems located in or on the Premises. Tenant shall not be entitled to claim any eviction from the Premises or any damage arising from any such damage or defect unless the same shall have been occasioned by the negligence of the Landlord, its employees, independent contractors or agents.

ARTICLE 6

DEFAULT

6.1 EVENTS OF DEFAULT

If Tenant fails to make any payment of rent or portion thereof or any other sum due to Landlord hereunder within five (5) days after written notice of its delinquency, or fails to perform any other covenant in this Lease within thirty (30) days after notice (provided that if correction of any such matter reasonably requires longer than thirty (30) days and Tenant so notifies Landlord within twenty (20) days together with an estimate of time required for such cure, Tenant shall be allowed such longer period, but only if such delay does not cause increased risk of damage to persons or property and Tenant diligently and continuously performs such correction until completed); or if the leasehold hereby created shall be taken on execution or by other process of law hereby; or if any of Tenant, any permitted sublessee or assignee of Tenant's interest hereunder ("Assignee") executes an assignment for the benefit of creditors, trust mortgage or similar document; or if Tenant or any Guarantor or Assignee is or becomes insolvent; or if a receiver, guardian, conservator, trustee, custodian or similar officer is appointed for any part of the property of Tenant or any Assignee; or if a petition under any insolvency or bankruptcy law, including a petition for reorganization, is filed by or against Tenant or Assignee; then, and in any of said cases, Landlord lawfully may, in addition to any other rights for that or any preceding breach, immediately or at any time thereafter and in accordance with any applicable process of law, enter upon any part of the Premises in the name of the whole, or mail a notice of termination addressed to Tenant at the Premises, and thereby, subject to any applicable process of law, repossess the same as of Landlord's former estate. Upon such entry or mailing, as the case may be, the Term shall terminate, all executory rights of Tenant and all obligations of Landlord under this

Lease shall immediately cease and Landlord, subject to any applicable process of law, may expel Tenant and all persons claiming through Tenant and remove its and their effects without being deemed guilty of any trespass and without prejudice to any other remedies available to Landlord. In the event that this Lease is terminated under any of the foregoing provisions contained in this Article or shall be otherwise terminated for breach of Tenant's covenants herein, Tenant shall indemnify Landlord against all loss of rent or other payments required hereunder during the balance of the Term or extended term which shall be paid to Landlord forthwith upon demand together with all reasonable expenses (including attorney's fees) incurred in connection with such termination and repossession. Tenant shall also pay the full amount of any judicially determined damages to which Landlord is entitled. Landlord agrees to use commercially reasonable efforts to relet the Premises.

6.2 LANDLORD'S REMEDIES NOT EXCLUSIVE

The specified remedies to which Landlord may resort hereunder are cumulative and are not intended to be exclusive of any remedies or means of redress to which Landlord may at any time be lawfully entitled, and Landlord may invoke any remedy (including the remedy of specific performance) allowed at law or in equity as if specific remedies were not provided for herein.

6.3 RIGHT TO CURE DEFAULTS

Landlord may, but shall not be obligated to, cure at any time, any default by Tenant under this Lease. Whenever Landlord so elects, all costs and expenses incurred by Landlord, including reasonable attorney's fees, in curing a default shall be paid by Tenant to Landlord on demand, together with interest thereon at the rate of equal to the ten percent (10%) per annum, from the date of demand by Landlord to the date of payment by Tenant, or at the highest rate permitted by applicable law, whichever shall be less.

6.4 NO ACCORD AND SATISFACTION

No acceptance by Landlord or Tenant of a lesser sum than any sum due under any provision of this Lease shall be deemed to be other than on account of the earliest installment of such sum due, nor shall any endorsement or statement on any check or letter accompanying any check or payment be deemed an accord and satisfaction, and Landlord or Tenant may accept such check or payment without prejudice to any rights to recover the balance of such installment or pursue any other remedy in this Lease provided.

6.5 LANDLORD DEFAULT

If Landlord fails to perform any covenant in this Lease within thirty (30) days after written notice (provided that if correction of any such matter reasonably requires longer than thirty (30) days and Landlord so notifies Tenant within twenty (20) days together with an estimate of time required for such cure, Landlord shall be allowed such longer period, but only if Landlord diligently and continuously performs such correction until completed),

then, Tenant may, in addition to any other rights for that or any preceding breach, Tenant shall have the right to cure Landlord's default and Landlord shall pay Tenant's reasonable cost in curing such default within thirty (30) days of receipt and an invoice therefor.

ARTICLE 7

UTILITIES

7.1 UTILITIES

The Tenant shall pay all charges for utilities, including, but not limited to, oil, gas, heat, water, electricity, power and telephone or other communication services used, rented or supplied in connection with the Premises and shall indemnify the Landlord against liability or damages on such accounts. Tenant shall be responsible for its light and plug electricity consumption.

ARTICLE 8

MISCELLANEOUS PROVISIONS

8.1 LANDLORD'S CONSENT TO SPECIFIC ACT

Any consent or permission by Landlord to any act or omission which otherwise would be a breach of any provision, covenant, or condition herein, shall not in any way be held or construed (unless expressly so declared) to operate so as to impair the continuing obligation of any provision, covenant or condition herein, or otherwise, except as to the specific instance, operate to permit similar acts or omissions.

8.2 SUBORDINATION OF LEASE

This Lease is subject and subordinate to all security interests, trust indentures, chattel mortgages and other mortgages which may now or hereafter affect the Premises and to all renewals, supplements, modifications, consolidations, replacements and extensions thereof and advances thereunder. This clause shall be self operative and of no further instrument of subordination shall be required. In confirmation of such subordination, Tenant shall promptly execute any certificate that Landlord may reasonably request. Tenant reserves the right to bring various items of personal property and trade fixtures, equipment and inventory upon the Premises which shall not be made subject to any security interest, indenture, or mortgage by Landlord. Tenant shall not be required to subordinate this Lease and the lien hereof to the lien of any mortgage subsequently affecting the Premises, unless the holder of such mortgage shall enter into an agreement with Tenant, in recordable form, to the effect that in the event of foreclosure of, or similar action taken under, such mortgage, Tenant's possession of the Premises shall not be

terminated or disturbed by such mortgage holder or anyone claiming under such mortgage holder so long as Tenant shall not be in default under this Lease ("Non-Disturbance Agreement").

8.3 SUCCESSORS AND ASSIGNS

It is agreed that the covenants and conditions in this Lease contained on the part of the Tenant to be performed and observed shall be binding upon Tenant and its successors and assigns and shall inure to the Landlord and its successors and assigns, and the covenants and conditions in this Lease contained on the part of Landlord to be performed and observed shall be binding upon Landlord and its successors and assigns and shall inure to the Tenant and its successors and assigns. If the term "Tenant" refers to two or more individuals or entities, they and each of them shall be jointly and severally liable for all obligations of Tenant hereunder.

8.4 HOLDING OVER BY TENANT

If, after the expiration of the Term or any extension thereof, Tenant remains in possession of the Premises, then Landlord shall have the option of considering Tenant as a tenant from month to month, or as forcibly and unlawfully detaining the Premises and subject to all the remedies therefor. If Tenant fails to vacate the Premises upon the expiration or earlier termination of this Lease, Tenant shall reimburse Landlord for and indemnify Landlord against all damages, costs and expenses, including attorneys' fees, which Landlord shall incur on account of Tenant's delay in vacating the Premises, and the then applicable Base Rent shall be increased to one hundred fifty percent (150%) of the Base Rent in effect immediately prior to such holding over, and Tenant's obligation to pay additional rent shall continue during the period of such holding over, provided, however, that nothing herein shall limit any of Landlord's rights arising out of Tenant's failure to vacate the Premises.

8.5 SEVERABILITY

If any provision of this Lease or portion of such provision or the application thereof to any person or circumstances is held invalid, the remainder of this Lease or of such provision and application thereof to other persons and circumstances shall not be affected thereby.

8.6 NOTICE

All notices required or deemed necessary by the terms of this Lease shall be deemed to have been duly given or served if in writing and delivered in hand, or by overnight courier service, or three (3) days after they have been sent by certified or registered mail, return receipt requested, postage prepaid, addressed to the party to whom it is to be given or served as indicated in Section 1.1 (which may be changed by the parties from time to time upon notice as required in this section).

8.7 ESTOPPEL CERTIFICATE

Tenant shall, at any time during the Term of this Lease and within fifteen (15) days after Landlord's request, deliver a duly executed and acknowledged written instrument to Landlord or to a person or entity specified by Landlord in a form reasonably satisfactory to Landlord certifying:

(a) That this Lease is unmodified and in full force and effect, or, if there has been any modification, that the same is in full force and effect, as modified and stating any such modification;

(b) Whether or not there are any then existing setoffs or defenses against the enforcement of any of the terms, agreements, covenants, conditions and limitations of this Lease and any modifications thereof on the part of Tenant to be performed or complied with, and if so, specifying the same; and

(c) The date to which Base Rent, additional rent and other charges have been paid. It is intended that any estoppel certificate delivered by Tenant pursuant to this Section may be relied upon by any party with whom Landlord may be dealing. The failure by Tenant to deliver in a timely manner the estoppel certificate shall constitute as to any person entitled to rely upon such statements an acknowledgment that this Lease is unmodified and in full force and effect and a waiver of any defaults which may exist prior to the date of such notice.

8.8 BROKERAGE

Both Landlord and Tenant warrant and represent that they have not dealt with any real estate broker, finder or other similar professional in connection with the consummation of this Lease, and in the event any other brokerage claim is made against either of them predicated upon prior dealings with the other party, Landlord or Tenant, as the case may be, shall defend the claim against the other and save harmless and indemnify the other on account of loss, cost or damage which may arise by reason of such claim.

8.9 LIMITATION OF LIABILITY

Anything in this Lease to the contrary notwithstanding, Tenant agrees that it shall look solely to the estate and interest of the Landlord in the Premises for the collection of any judgment (or other judicial process) requiring the payment of money by Landlord in the event of any default or breach by Landlord with respect to any of the terms, covenants and conditions of this Lease to be observed and/or performed by Landlord, and no other assets of the Landlord, or any of its officers, directors, shareholders, employees or agents, shall be subject to levy, execution or other procedures for the satisfaction of Tenant's remedies.

8.10 GOVERNING LAWS

The laws of The Commonwealth of Massachusetts shall govern the validity, performance and enforcement of this Lease.

8.11 CORPORATE AUTHORITY

Each of the persons executing this Lease on behalf of Landlord and Tenant do hereby covenant and warrant that Landlord or Tenant, as the case may be, is a duly authorized and existing corporation, that Landlord or Tenant as the case may be, has and is qualified to do business in The Commonwealth of Massachusetts, that the corporation has full right and authority to enter into this Lease and that each person signing on behalf of the Corporation is authorized to do so.

8.12 RECORDING OF LEASE

This Lease shall not be recorded by either party, however, if requested by Tenant, Landlord shall execute a memorandum of lease summarizing the terms of this Lease and such memorandum may be recorded at Tenant's cost.

8.13 WAIVER OF JURY TRIAL AND COUNTERCLAIMS

The parties hereto shall and they hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, and/or any claim of injury or damage.

8.14 NO OFFER TO LEASE

Submission of this Lease by Landlord to Tenant or Tenant's legal counsel shall not constitute an offer to lease the Premises to Tenant and Landlord shall not be obligated to lease the Premises to Tenant until and unless a lease has been executed by Landlord and delivered to Tenant.

ARTICLE 9

INTEGRATION

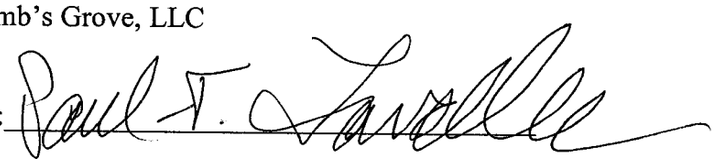
9.1 ENTIRE AGREEMENT

This Lease and all Exhibits attached hereto form the complete and entire understanding with respect hereto between the parties, and merges all prior and contemporaneous negotiations and understandings. This Lease may not be modified or amended except by a written instrument. The parties rely on no representations other than those set forth herein.

EXECUTED as an instrument under seal this 15th day of October, 2004.

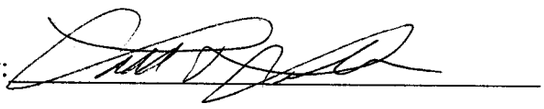
LANDLORD:

Lamb's Grove, LLC

By: 

TENANT:

Laddawn, Inc.

By: 

Legal Description

Lot 7 or Southwest Industrial park, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 46, as amended by plat recorded in Book 6 Plats, Page 56.

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of October, 2004, before me, the undersigned notary public, personally appeared Paul F. Lavallee proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purposeas Member of Lamb's Grove, LLC

MARK L. DONAHUE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 24, 2006

Mark L. Donahue, Notary Public

THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 15th day of October, 2004, before me, the undersigned notary public, personally appeared Ladd Lavallee proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as President of Laddawn, Inc.

MARK L. DONAHUE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 24, 2006

Mark L. Donahue, Notary Public